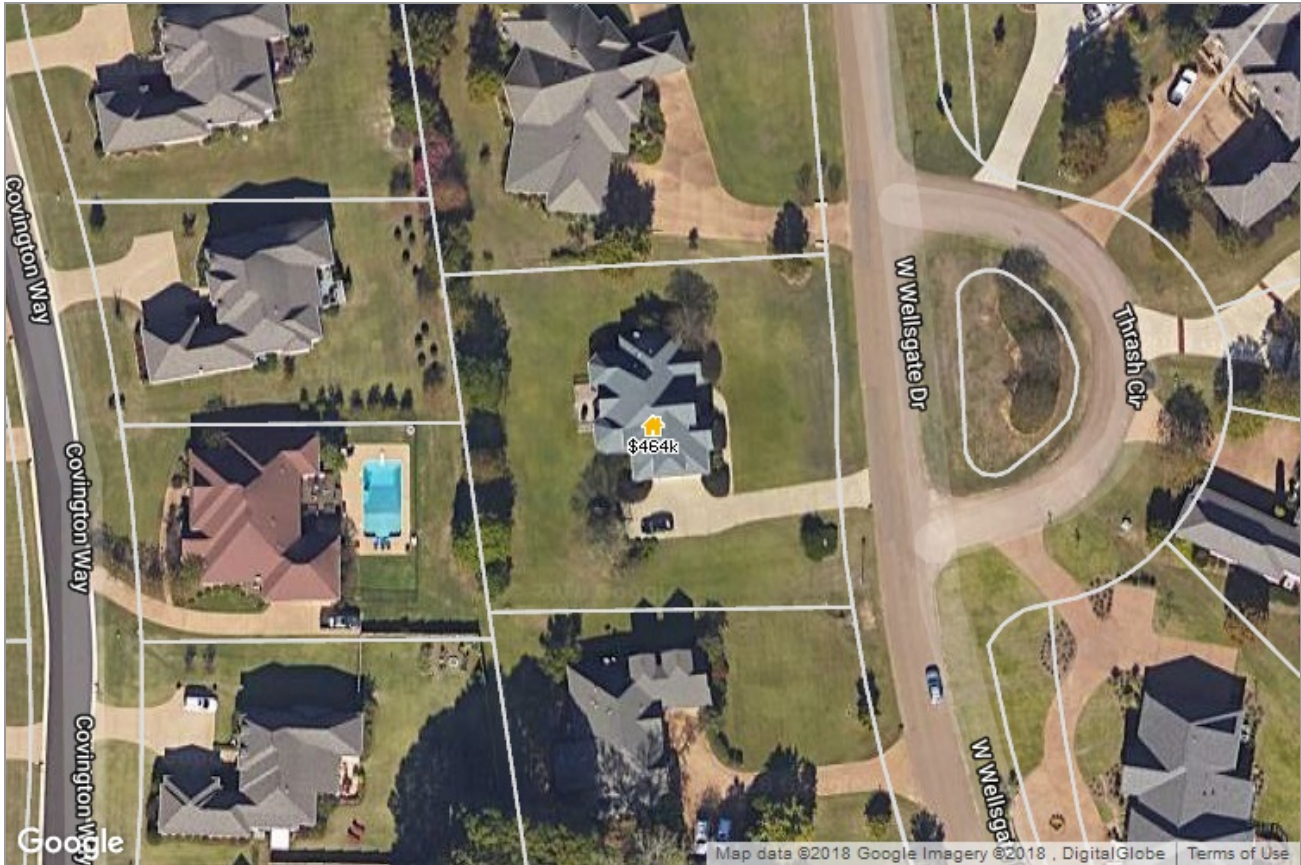




SELLER'S REPORT

# 2033 W Wellsgate Dr, Oxford, MS 38655



Presented by

**Polina Wheeler**

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Tommy Morgan Inc., REALTORS  
2092 Old Taylor Rd. Suite 101  
Oxford, MS 38655

# Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	Single Family Residence
Property Subtype	Single Family	-	-
Bedrooms	3	-	4
Total Baths	4	-	-
Full Baths	3	-	-
Partial Baths	1	-	-
Living Area (sq ft)	2,808	-	2,962
Lot Size	-	-	0.75 acres
Garage	-	-	Yes
Garage (spaces)	-	-	2
Pool	-	-	No
Year Built	2005	-	-
Total Rooms	7	-	-
Roofing	Asphalt	-	-
Heating	Yes	-	-
Cooling	Yes	-	-
Fireplaces	Yes	-	-
Foundation	Crawl/Raised	-	-
Construction	Other	-	-
Exterior Walls	Brick veneer	-	-
Number of Stories	1	-	2

# Extended Home Facts



Legend: 🏠 Subject Property

## Interior Details

Interior Walls	Gypsum Board
Floor Cover	Wood
2nd Floor	467 sq ft
Base Area	1965 sq ft
Adjusted Area	2808 sq ft

## Exterior Details

Roof Type	HIP
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## Location Details

Walkability Score (out of 5)	Overall: 1.7   Amenity: 1.7   Leisure: 1.2
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## Other Details

Wood Deck	231
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## Schools (based on location)

Elementary School	Oxford Elementary School
Middle School	Oxford Middle School
High School	Oxford High School
School District	Oxford School District

## Refined Value: Market Conditions

**Local Market Conditions**



**-\$13,091**

**Home Exterior Condition** (relative to other properties)



**\$0**

**Home Interior Condition** (relative to other properties)



**\$0**

**Lot Size** (relative to other properties)



**\$0**

**View** (relative to other properties)



**\$0**

**Privacy** (relative to other properties)



**\$0**

**Changes to Estimated Value based on market conditions**

**-\$13,091**

## Refined Value: Home Improvements

**Major Kitchen Remodel (Midrange)**

Completed: September, 2018  
Cost: \$10,000

**+\$5,520**

**bathroom remodel, floors and deck update**

Completed: September, 2018  
Cost: \$10,000

**+\$10,000**

**Changes to Estimated Value based on home improvements**

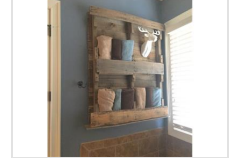
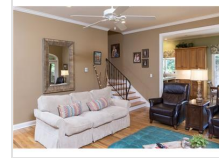
**+\$15,520**






# Comps Map



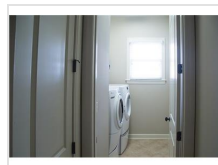
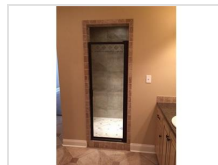
LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market





## Comps Selected by Agent



Address	2033 W Wellsgate Dr Oxford, MS 38655	2110 Kingfisher Ln Oxford, MS 38655	11009 Covington Way Oxford, MS 38655	4003 Pintail Cv Oxford, MS 38655	6007 Canvasback Dr Oxford, MS 38655
Status	 Subject Property	 Sold	 Sold	 Sold	 Sold
Amount	\$464,258 Refined Value	\$481,500 Sold Price	\$384,500 Sold Price	\$560,000 Sold Price	\$347,500 Sold Price
Recording Date	12/1/2005	4/28/2017	3/24/2017	7/21/2017	6/16/2017
Days in RPR	–	50	42	251	79
Price Per Sq. Ft.	\$157	\$178	\$166	\$165	\$131
Bedrooms	4	5	4	4	5
Total Baths	4	3	3	3	4
Partial Baths	1	1	–	–	1
Total Rooms	7	9	8	10	11
Living Area	2,962	2,706	2,320	3,400	2,656
Lot Size	0.75 acres	0.34 acres	0.44 acres	1.6 acres	10,454 sq ft
Year Built	2005	2006	2010	2004	2006
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Residential	Residential	Residential	Residential
Proximity	–	– Mi.	– Mi.	– Mi.	– Mi.
MLS ID	–	138264	137667	137177	138023
Listing Broker	–	Courtesy of Sample & Poole Properties LLC	Courtesy of Kessinger Real Estate	Courtesy of RE/MAX LEGACY REALTY	Courtesy of Oxford Property Group, LLC
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>Beautiful home with added extra large screened porch! outdoor kitchen... Put in for comps only</p>	<p>This is it! superbly constructed custom home on a quiet cove street in wellsgate. Expect to be pleased inside and out. Step into a beautiful open plan featuring 4 bedrooms, 3 baths, gorgeous solid oak hardwood flooring, slate flooring, chef's kitchen with custom cabinets and gorgeous granite with natural light abounding. Outside, the lawn is professionally landscaped and maintained, fenced in backyard, a wonderful back screen porch overlooks a grilling patio and fire pit in such a private space.</p>	<p>Located on a tree shaded, 1.6 a lot on one of wellsgate's most established private cul-de-sacs. Upgrades include oak flooring on the first floor, ge profile &amp; kitchenaid appliances, granite, subway tile backsplash, a large pantry in the kitchen, 2 brs &amp; 2 ba down with large fam rm &amp; formal dr. Spacious, upstairs bonus &amp; office with 2 br &amp; 1 ba. Oversized gar with storm shelter and storage room gives you a property that you have been looking for. Top it off with a 28' x 18' screened in back porch with a massive, stacked stone, woodburning fp and you're home. Your search is...</p>	<p>Meticulously, well-kept home. Spacious split floor-plan with master br and office on one side of the home and 2 br and ba on the other. Large upstairs guest br with additional space for spare bedroom, playroom, or small studio. High ceilings throughout the first floor - 9' and 10'. Beautiful, stained concrete flooring on main level. Thoughtfully designed plan offers plenty of natural light with energy efficient double pane windows. Fenced yard that backs up to a large common area with a view of the lake.</p>

## Comps Selected by Agent



Address	2033 W Wellsgate Dr Oxford, MS 38655	1304 Pelican Loop Oxford, MS 38655	2318 W Wellsgate Dr Oxford, MS 38655	2308 Crane Dr Oxford, MS 38655
Status	 Subject Property	 Sold	 Sold	 Recently Sold
Amount	\$464,258 Refined Value	\$470,000 Sold Price	\$370,000 Sold Price	\$415,000 Sold Price
Recording Date	12/1/2005	9/15/2017	5/15/2017	6/22/2018
Days in RPR	–	210	192	158
Price Per Sq. Ft.	\$157	\$149	\$153	\$138
Bedrooms	4	4	4	3
Total Baths	4	3	4	4
Partial Baths	1	1	1	1
Total Rooms	7	7	9	7
Living Area	2,962	3,160	2,423	3,004
Lot Size	0.75 acres	0.5 acres	0.34 acres	9,147 sq ft
Year Built	2005	2009	2006	2007
Living Area Range (low)	–	–	–	–
Living Area Range (high)	–	–	–	–
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Residential	Residential	Residential
Proximity	–	– Mi.	– Mi.	– Mi.
MLS ID	–	137744	137141	139634
Listing Broker	–	Courtesy of Kessinger Real Estate	Courtesy of Marchbanks Real Estate	Courtesy of Kessinger Real Estate
Description		Great family home on one of the most sought after streets in oxford. This open floor plan home welcomes you with high ceilings and wood floors in the foyer, family room and dining room. The family room opens in to the large kitchen/keeping room with its oversized island, stainless appliances, and gas fireplace. The mail level master bedroom/bath features his/her vanities, a large tub and tile walk-in shower. Upstairs features 2 bedrooms which share a jack-n-jill bath. The entire lot is professionally landscaped which adds to the incredible curb appeal of this home that won...	You'll love this beautiful home in the popular wellsgate subdivision! this very cared-for home offers wonderful entertaining and living spaces for a family. The master suite is on the main level, with additional bedrooms upstairs. The downstairs offers all hardwood floors, while the upstairs is fully carpeted. Enjoy the gorgeous, heated gunite saltwater pool and back entertaining area. Owners recently added new windows and new tankless water heater. All appliances will remain with this lovely home. Call today to see this move-in ready gem in wellsgate!	Million dollar view! wake up each morning overlooking the glistening waters of wellsgate in this custom built and lovingly maintained home. Step inside to a beautiful open plan that is perfect for entertaining. Notice the ample natural light, beautiful hardwood floors, and so much more! the upstairs has just been recently updated. You will not believe the views from the huge covered back deck which leads down to the dock

Highlighted fields were changed by agent to reflect knowledge of this property.





# Seller's Proceeds

	Low	High
<b>Price</b>	<input type="text" value="\$"/>	<input type="text" value="\$"/>
<b>Encumbrances</b>		
First Loan	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Second Loan	<input type="text" value="\$"/>	<input type="text" value="\$"/>
<b>Estimated Closing Costs</b>		
Commissions	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Escrow Items	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Escrow Fees	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Home Warranty	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Other Work	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Pest Inspection	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Tax Stamp	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Termite Work	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Title Insurance	<input type="text" value="\$"/>	<input type="text" value="\$"/>
<b>Seller Concessions</b>	<input type="text" value="\$"/>	<input type="text" value="\$"/>
<b>Seller Conveyances</b>	<input type="text" value="\$"/>	<input type="text" value="\$"/>
<b>Other</b>	<input type="text" value="\$"/>	<input type="text" value="\$"/>
<b>Net Cash to Seller</b>	<input type="text" value="\$"/>	<input type="text" value="\$"/>

*I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.*

Seller

date